



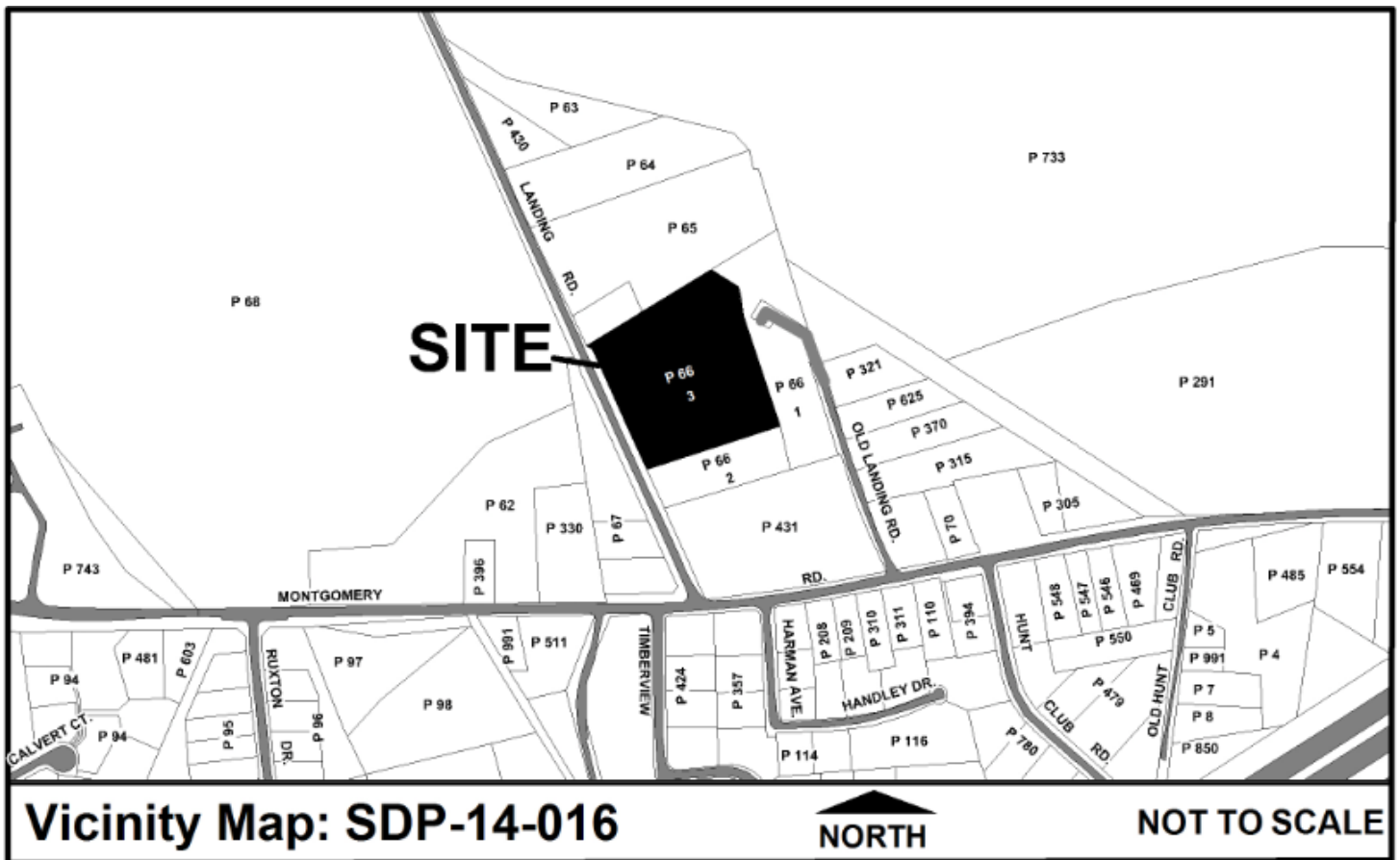
DEPARTMENT OF PLANNING AND ZONING
MARSHA MCLAUGHLIN, DIRECTOR

TECHNICAL STAFF REPORT
Planning Board Meeting of January 2, 2014

Case No./Petitioner: SDP-14-016, Landing Meadow, Lots 1 – 7
Dorsey Family Homes

Request: The request is for Planning Board approval of a site development plan (SDP) for the construction of seven (7) single family detached dwellings on a single private use-in-common driveway and one open space lot on property zoned R-ED (Residential – Environmental Development) in accordance with Section 107.0.G.1 of the Howard County Zoning Regulations.

DPZ Recommendation: The Department of Planning and Zoning recommends approval of the site development plan subject to compliance with the Subdivision Review Committee (SRC) comments.



Location:

The subject property contains approximately 4.89 acres of land located on the eastern side of Landing Road, approximately 425 feet north of Montgomery Road, on Tax Map 37, Grid 6, Parcel 66, in the First Election District Howard County, Maryland. This site is zoned R-ED (Residential – Environmental Development).

Site History:

This project is a resubdivision of the Albright Property, Lot 3. Since the resubdivision does not require public road improvements, and no additional area is added to the previously recorded lot, the property is exempt from the Preliminary Equivalent Sketch Plan process in accordance with Section 16.102.d of the Subdivision and Land Development Regulations. The resubdivision plat, F-13-056, to create seven buildable lots and one open space lot has received technically complete status from the Subdivision Review Committee. The final plat must be recorded prior to signature approval of this site development plan.

Vicinal Properties:

The subject property is surrounded by the Albright Property, Lots 1 & 2 to the east and south respectfully, Landing Road to the west, and deeded parcels 65 and 214 to the north. The surrounding properties are zoned R-ED and contain single family detached homes on lots with future resubdivision potential.

Site Analysis:**Proposed Site Improvements –**

This SDP proposes to construct seven single family detached dwellings that access a single 16 foot wide private use-in-common driveway off of Landing Road. The SDP indicates two different generic boxes with a possibility of four different two-story house model options.

Stormwater Management (SWM) –

Stormwater Management is provided via on lot rain garden facilities, rooftop disconnects and non-rooftop disconnects approved under F-13-056.

Environmental Consideration –

The overall project site contains a perennial stream with associated floodplain, wetlands, and their buffers, all of which are located within Open Space Lot 8. No environmental features are located on buildable lots. Minimal disturbance to the environmental features is required in the southeast area of Open Space Lot 8 for connection to the public sewer line. The disturbance has been found essential in accordance with Section 16.116(c) of the Subdivision and Land Development Regulations and was approved under F-13-056.

Landscaping and Forest Conservation –

Landscaping and Forest Conservation are in accordance with the Howard County Regulations and were approved under F-13-056. Forest Conservation is addressed on-site by the placement of 1.5 acres of afforestation within Open Space Lot 8.

Development Criteria –

The SDP is in compliance with the bulk requirements of Section 107.0.D as approved under F-13-056 and in accordance with the Howard County Zoning Regulations. The site is maximizing the allowable density while exceeding the minimum open space requirement.

Planning Board Criteria:

In accordance with Section 107.0.G.1 & 2 of the Zoning Regulations, the Planning Board must evaluate the acceptability of the proposed development based on the following criteria listed in Section 107.0.F.6 of the Zoning Regulations:

1. The proposed lay-out of lots and open space effectively protects environmental and historic resources.

All on-site environmental resources, including a perennial stream, wetlands, their buffers, and floodplain have been located in Open Space Lot 8. A minor encroachment into the environmental features has been deemed necessary in order for the development to connect to public sewer under the subdivision plan. In accordance with the Zoning Regulations, 50% of the gross area (4.89 acres) is required to be open space. This site is providing 2.56 acres of credited open space, or 52% of the gross acreage, which is dedicated to the Howard County Department of Recreation and Parks, and includes 1.5 acres of afforestation. The buildable lots are clustered in the southern portion of the site to effectively protect all of the environmental resources and buffers in the northern portion of the site. No historic resources exist on-site.

2. Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

The site is currently vacant, covered with mowed grass. The site generally drains north to the existing stream that bisects the property. Stormwater management is provided via non-structural practices as rooftop disconnection and non-rooftop disconnection where possible. The proposed rain garden areas have been graded so that they will discharge to a stable outfall on their respective lots. The seven buildable lots have been clustered to the southern portion of the property, and access a smaller use-in-common driveway instead of a public road. The proposed grading and limit of disturbance is limited to the area necessary to create the seven lots, stormwater management facilities and private driveway to support the residential use.

3. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

The portion of Landing Road adjacent to the site is designated as a scenic road. Road improvements such as road widening, sidewalk and street lighting are not provided so that the character of the area will remain relatively unchanged by this subdivision. The required landscaped buffers from the adjacent properties and from the street are provided with the subdivision plat, F-13-056, and are in accordance with the Landscape Manual. Additional evergreen trees are provided in front of the proposed dwellings on Lots 1 and 7 to provide additional screening from the scenic road. A forest conservation easement is proposed on the open space lot, which will provide approximately a 200 foot deep buffer from the dwellings to the north. The building restriction lines are established in accordance with the current Zoning Regulations, and the distances between project boundaries and the proposed houses are exceeding the required minimums.

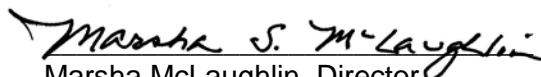
Recommendation:

Based on the above findings, the Department of Planning and Zoning recommends that the Planning Board approve the proposed site development plan subject to compliance with the Subdivision Review Committee comments and/or Planning Board comments or conditions.

SRC Action:

The Subdivision Review Committee has determined this site development plan may be approved subject to compliance with the applicable review comments in ProjectDox.

The Site Development Plan file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday – Friday, 8:00AM to 5:00PM. Please be advised, County Offices will be closed December 25, 2013 – January 1, 2014.


Marsha McLaughlin, Director
Department of Planning and Zoning

12/18/13
Date